AKIN Realty Company

Retail Building

4675 E SR 44, Suite #106
Wildwood, FL 34785

For Lease: $45/sf/yr + NNN

Exclusively Listed By:

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Executive Summary

For Lease: $45/sf/yr + NNN $6.49/sf/yr

Akin Realty Company is pleased to present net lease available for 2,000 SF space located at 4675 East SR 44, Building 106, Wildwood, Fl. 34785.

- FORMER INSIGHT CREDIT UNION
- SIGNALIZED HARD CORNER BROWNWOOD, VILLAGES FL
- 2,000 SF
- Class A Building suitable for a variety of uses with Drive Thru
- Premier location in sought after area, across from Brownwood
- Strong Villages Corridor includes Brownwood Town Square, Publix, Campus Credit Union, McDonalds, Chipotle Grill and more.
- High Visibility and Direct Frontage exposure SR 44
- 23,500 vehicles per day
- Parking Ratio: 5.17/1,000 SF

Area Amenities

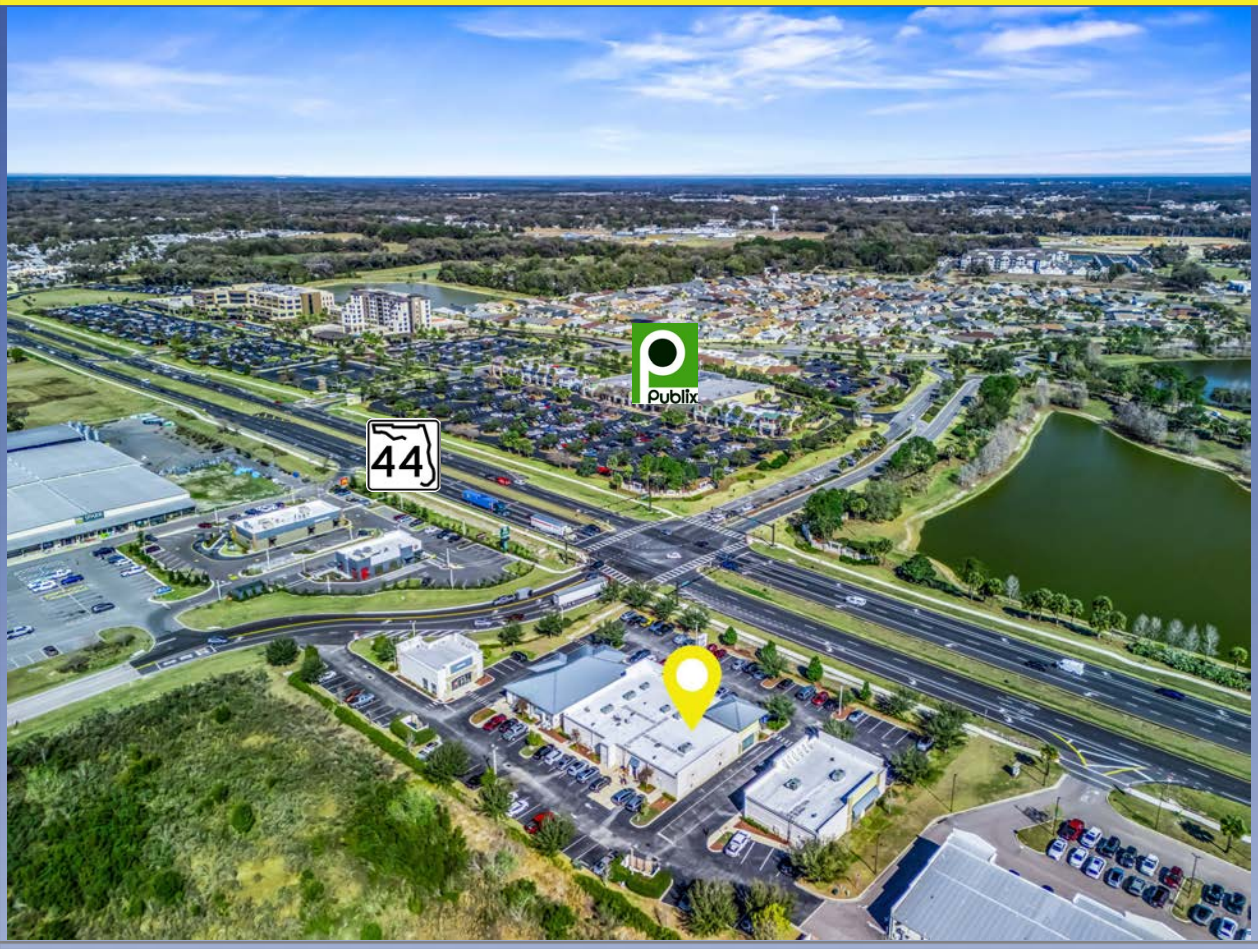
Photos

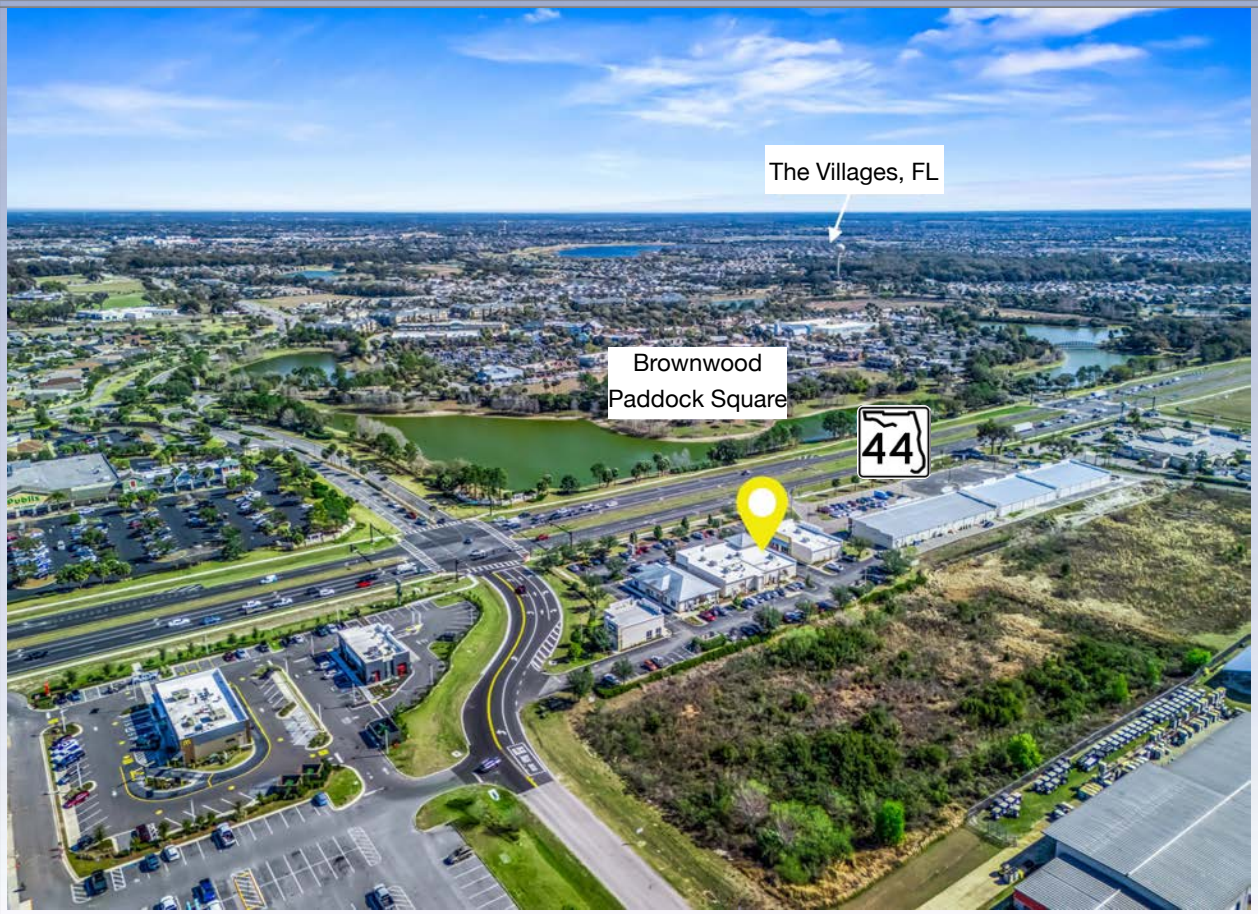
LOBBY
DRIVE UP
ATM

SIGNATURE VILLAGE
MATTRESSFIRM
WILDWOOD DENTISTS
Insight
URGENT CARE
verizon
SHERWIN-WILLIAMS.

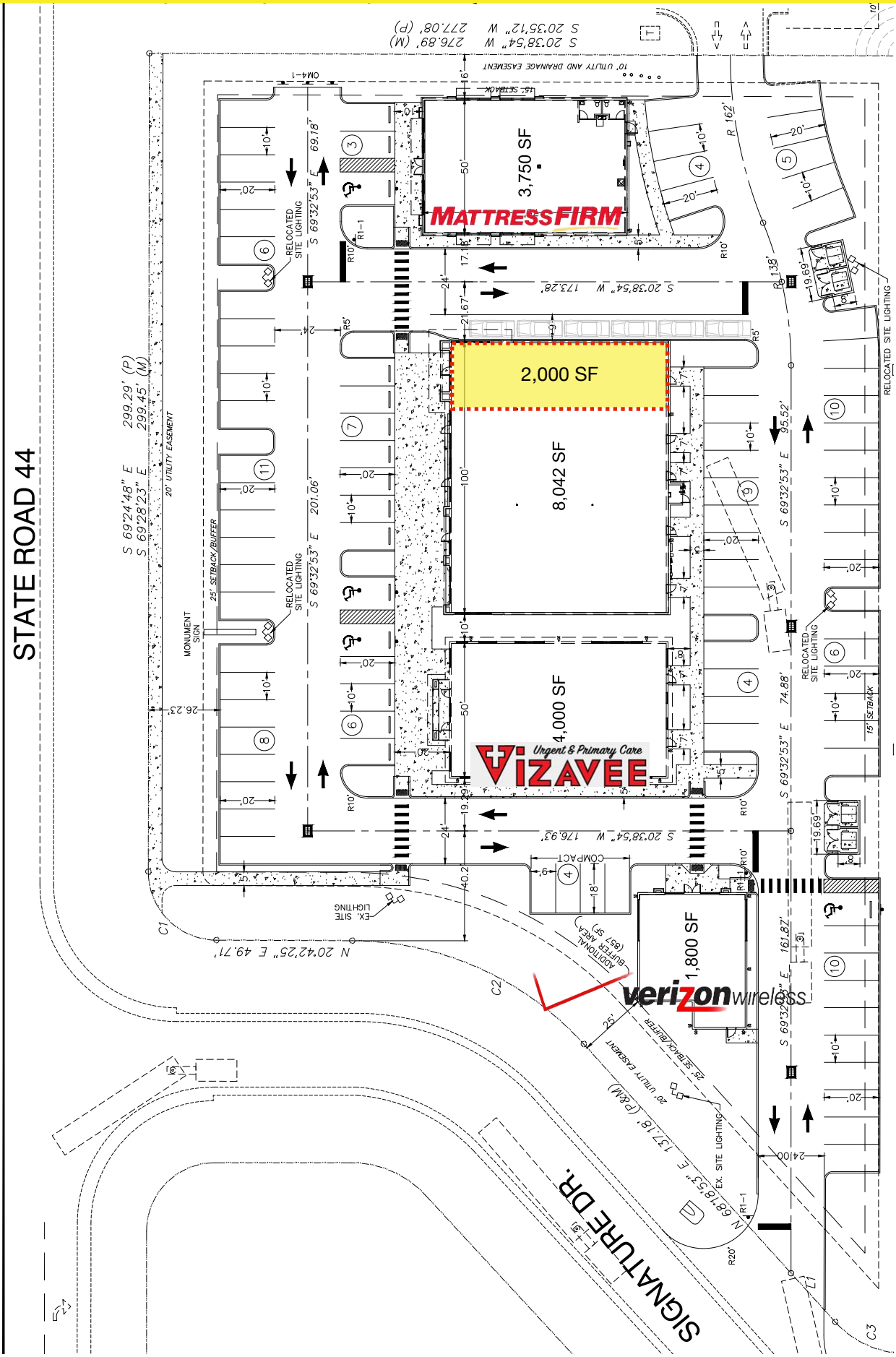
Photos

Aerials

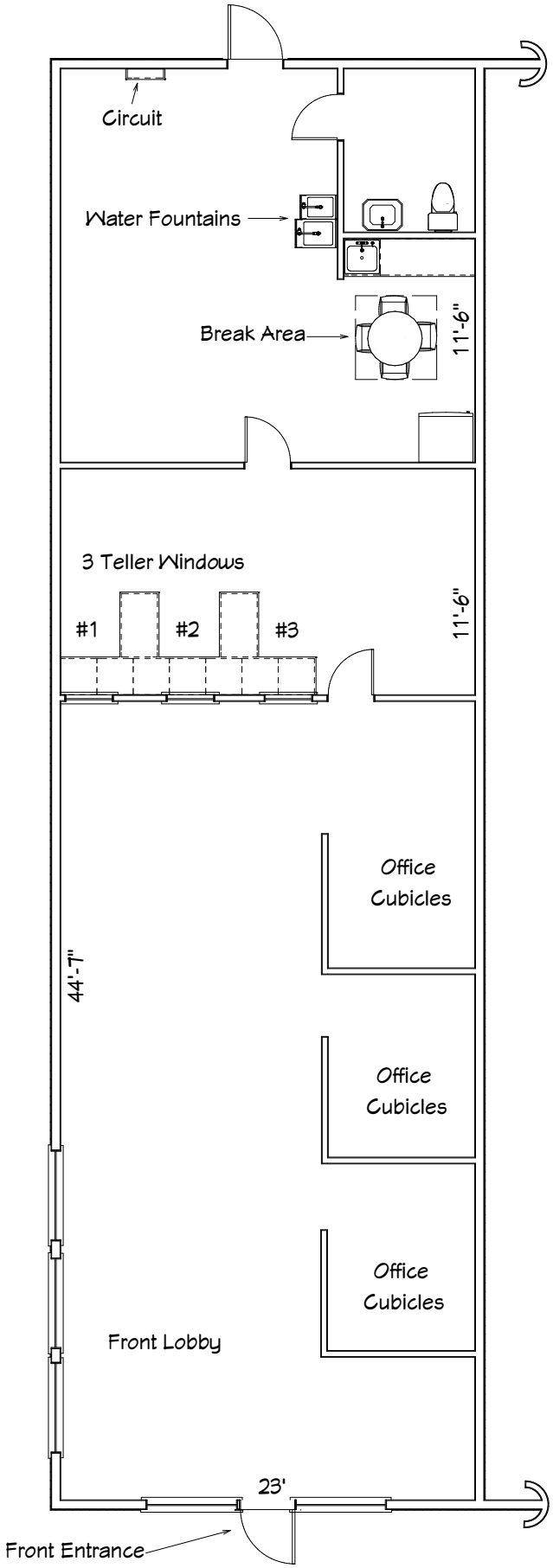




Site Diagram



Floor Diagram



Demographic and Income Profile

4675 FL-44, Wildwood, Florida, 34785 2
4675 FL-44, Wildwood, Florida, 34785
Ring: 10 mile radius

Summary	Census 2020	2025	2030
Total Population	183,008	209,934	241,753
Total Households	90,858	106,294	123,781
Family Households	57,603	66,556	77,430
Average Household Size	1.93	1.91	1.89
Owner Occupied Housing Units	76,598	91,016	106,025
Renter Occupied Housing Units	14,260	15,278	17,757
Median Age	68.0	69.0	70.0

Trends 2025 - 2030	Area	State	National
Population	2.9%	1.1%	0.4%
Households	3.1%	1.3%	0.6%
Family Population	3.1%	1.3%	0.5%
Owner Occupied Housing Units	3.1%	1.8%	0.0%
Median Household Income	2.3%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	3,769	2.1%	4,361	2.1%	5,016	2.1%
5-9	4,263	2.3%	4,553	2.2%	5,059	2.1%
10-14	4,335	2.4%	4,964	2.4%	5,318	2.2%
15-19	4,115	2.3%	4,833	2.3%	5,376	2.2%
20-24	3,787	2.1%	4,647	2.2%	5,398	2.2%
25-29	4,640	2.5%	5,129	2.4%	6,196	2.6%
30-34	5,099	2.8%	6,023	2.9%	6,417	2.6%
35-39	5,333	2.9%	6,195	3.0%	7,263	3.0%
40-44	5,045	2.8%	6,176	2.9%	7,209	3.0%
45-49	5,485	3.0%	6,031	2.9%	7,377	3.0%
50-54	6,522	3.6%	6,851	3.3%	7,365	3.0%
55-59	9,740	5.3%	9,397	4.5%	9,670	4.0%
60-64	14,932	8.2%	15,496	7.4%	15,461	6.4%
65-69	24,041	13.1%	25,315	12.1%	27,385	11.3%
70-74	32,242	17.6%	35,125	16.7%	39,420	16.3%
75-79	26,029	14.2%	32,775	15.6%	37,729	15.6%
80-84	14,340	7.8%	19,521	9.3%	25,645	10.6%
Age 85+	9,292	5.1%	12,543	6.0%	18,450	7.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Full report available upon request.

Retail Goods and Services Expenditures

4675 FL-44, Wildwood, Florida, 34785 2
4675 FL-44, Wildwood, Florida, 34785
Ring: 10 mile radius

Top Tapestry Segments	Percent	Demographic Summary	2025	2030
The Elders (J2)	60.6%	Population	209,934	241,753
Silver and Gold (J4)	8.8%	Households	106,294	123,781
Senior Escapes (J1)	8.6%	Families	66,556	77,430
Rural Resort Dwellers (I5)	3.8%	Median Age	69.0	70.0
Rural Versatility (E5)	3.6%	Median Household Income	$70,281	$78,852

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	73	$1,799.36	$191,261,482
Men's	74	$356.30	$37,872,521
Women's	82	$688.43	$73,176,066
Children's	56	$187.33	$19,912,372
Footwear	73	$399.04	$42,415,405
Watches & Jewelry	68	$136.13	$14,470,170
Apparel Products and Services (1)	69	$32.13	$3,414,949
Computer			
Computers and Hardware for Home Use	77	$173.83	$18,476,855
Portable Memory	85	$3.26	$346,477
Computer Software	76	$12.79	$1,359,958
Computer Accessories	82	$16.42	$1,745,489
Education	80	$3,267.27	$347,291,512
Educational Books, Supplies, and Other Expenditures	65	$60.60	$6,441,158
Other School Supplies	74	$64.74	$6,881,492

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Traffic Count Map

Traffic Count Map

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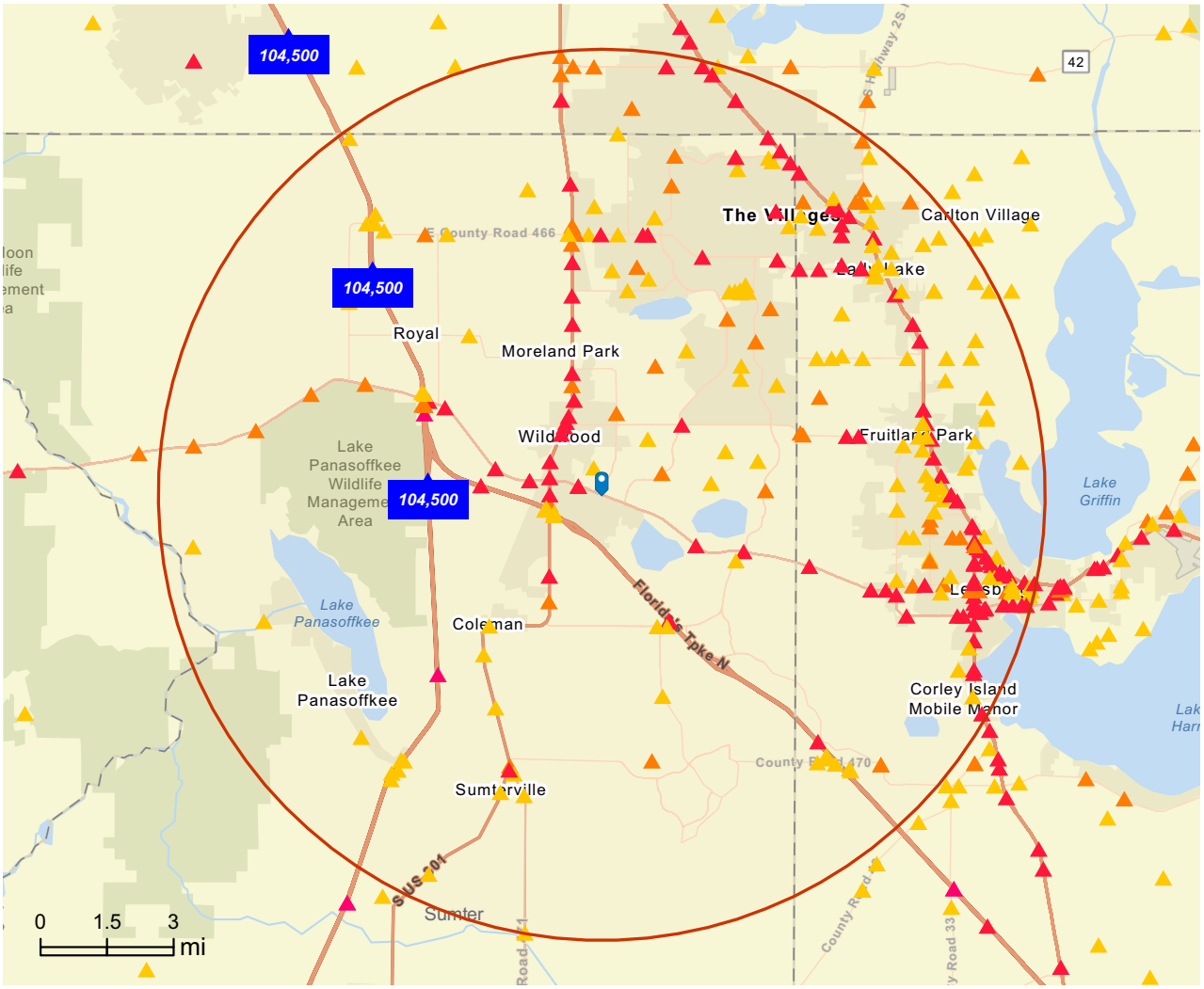
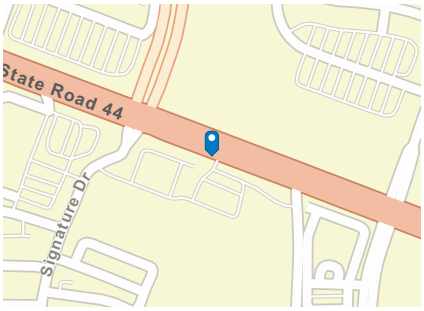
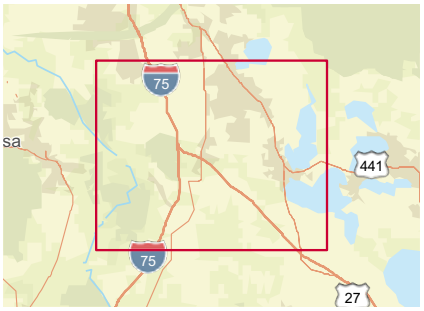
Rings: 10 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



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